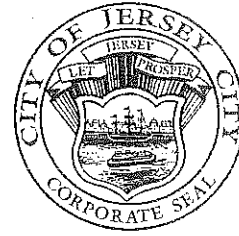


City Clerk File No. Ord. 17-134

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-134

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS)
OF THE JERSEY CITY TRAFFIC CODE DESIGNATING THE INTERSECTIONS OF
GROVE STREET AND MERCER STREET AND JERSEY AVENUE AND MERCER
STREET AS A MULTI-WAY STOP INTERSECTION

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-9 Stop Intersections.
The Intersections listed below are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

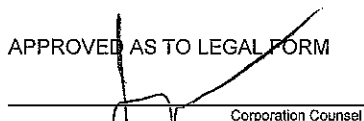
Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
Grove St	<u>North and South</u>	<u>Mercer St - Multi</u>
Jersey Av	North and South <u>North and South</u> North South North and South	York St - Multi Mercer St - Multi Eighth St - Multi Ninth St - Multi Tenth St - Multi
Mercer St	West West West West West	Barrow St Varick St Grove St - <u>Multi</u> Jersey Av - <u>Multi</u> Monmouth St

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

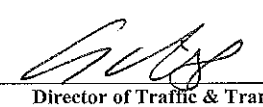
NOTE: All new material to be inserted is underscored.

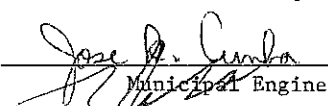
AV:pcl
(9.08.17)

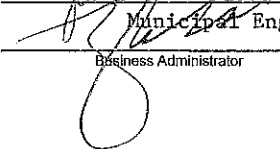
APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 
Director of Traffic & Transportation

APPROVED: 
Municipal Engineer

APPROVED: 
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY TRAFFIC CODE DESIGNATING THE INTERSECTIONS OF GROVE STREET AND MERCER STREET AND JERSEY AVENUE AND MERCER STREET AS A MULTI-WAY STOP INTERSECTION**Initiator**

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, PE	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The purpose of this Ordinance is to designate the following intersections as all way stop control:

Grove Street and Mercer Street
Jersey Avenue and Mercer Street

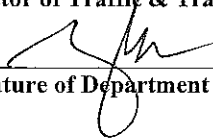
Designating these intersections as an all-way stop control will improve traffic safety and operational characteristics at the intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration.

Data collected as part of the analysis included 14-hour vehicular and pedestrian counts, peak hour observations, and a multi-year crash history assessment.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation



Signature of Department Director

9/14/17

Date

9/19/17

Date

Google Maps



Google Maps



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-134
TITLE: 3.A SEP 27 2017 4.A OCT 11 2017

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code designating the intersections of Grove Street and Mercer Street and Jersey Avenue and Mercer Street as a multi-way stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017 9-0											
Councilperson <u>Watterman</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMEN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 11 2017

Robert Byrne, City Clerk
*Amendment(s):

APPROVED: [Signature]
Rofando R. Lavarro, Jr., Council President
Date OCT 11 2017

APPROVED: [Signature]
Steven M. Fulop, Mayor
Date OCT 12 2017

Date to Mayor OCT 12 2017

City Clerk File No. Ord. 17-135

Agenda No. 3.B 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-135

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AMENDING SECTION 332-58 (PARKING RESTRICTIONS IN RESIDENTIAL ZONES) OF THE JERSEY CITY TRAFFIC CODE EXTENDING ZONE 2 RESIDENTIAL PERMIT PARKING TO INCLUDE MOUNTAIN ROAD

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article XIII (Permit Parking) of the Jersey City Code is hereby supplemented as follows:

Article VIII PERMIT PARKING
Sec. 332-58 Parking restrictions in residential zones.

A.. No person shall park a vehicle in excess of two (2) hours; between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except public holidays, without a valid permit upon any of the streets or parts of streets as described below.

Zone 1

No Change

ZONE 2

Name of Street

Limits

Academy St	Between Baldwin Av and Van Reypen St
Alan Ter	Entire length
Baldwin Av	Between Montgomery St and Waverly St
Beacon Av	Between Palisade Av and Kennedy Blvd
Bergen Av	Between Mercer St and Sip Av
Bevan St	Entire length
Berkeley Pl	Between Liberty Av and Tonnele Av
Bond St	Entire length
Booraem Av	Between Palisade Av and Webster Av
Broadway	Between Tonnele Av and Route 1 & 9
Bryan Pl	Entire length
Bryant Av	Entire length
Cambridge Av	Between Ferry St and North St
Central Av	Between Pavonia Av and Beacon Av
Chestnut Av	Entire length
Clifton Pl	Between Fairmount Av and Baldwin Av
Collard St	Entire length
Concord St	Entire length
Cook St	Entire length
Corbin Av	Entire length
Cottage St	Entire length
Court House Pl	Entire length
Crawford Pl	Entire length
Cubberly Pl	Entire length
Dales Av	Entire length

AV:pcI
09.14.17

<u>Name of Street</u>	<u>Limits</u>
DeKalb Av	Entire length
Dick St	Entire length
East St	Entire length
Elizabeth St	Entire length
Elm St	Entire length
Emerson Av	Entire length
Enos Pl	Entire length
Ferry St	Between Central Av and Ogden Av
Field Av	Entire length
Fleet St	Between Baldwin Av and Palisade Av
Floyd St	Entire length
Fox Pl	Entire length
Franklin St	Between Ogden Av and Central Av
Freeman Av	Entire length
Garrison Av	Between Tonnele Av and DeKalb Av
Giles Av	Entire length
Glenwood Av	Between Bergen Av and Kennedy Blvd
Gray St	Entire length
Griffith St	Between Ogden Av and Central Av
Hancock Av	Between North St and Ferry St
Hawthorne Av	Entire length
Henry St	Entire length
Herbert Pl	Entire length
High St	Entire length
Highland Av	Between West Side Av and Bergen Av
Hoboken Av	Between Palisade Av and Central Av
Hoboken Av	Between Summit Av and State Highway 130
Holmes Av	Entire length
Homestead Pl	Entire length
Hopkins Av	Between Baldwin Av and Palisade Av
Hopkins Av	Between Collard St and Central Av
Hutton St	Between Central Av and Palisade Av
Kennedy Blvd	Between Glenwood Av and Manhattan Av
Jefferson Av	Between Palisade Av and Baldwin Av
Jones Pl	Entire length
Jones St	Entire length
Jordan Av	Between Mercer St and Vroom St
Laidlaw Av	Between Baldwin Av and Palisade Av
Laidlaw Av	Between Central Av and Collard St
Lake St	Between Montrose Av and Kennedy Blvd
Liberty Av	Between State Highway 139 and Newark Av
Logan Av	Entire length
Lott St	Entire length
Magnolia Av	Between Summit Av and Waldo Av
Magnolia Av	Between Tonnele Av and Journal Square Concourse
Maiden Lane	Entire Length
Manhattan Av	Between Central Av and Sherman Av
Marion Pl	Entire length
Mead St	Entire length
Mercer St	Between Mill Rd and Bergen Av
<u>Mountain Rd</u>	<u>Entire length</u>
New York Av	Between Paterson Plank Rd and Palisade Av
Nardone Pl	Entire Length
Newark Av	Between Tonnele Av and Waldo Av
Newkirk St	Entire length
Oakland Av	Between Newark Av and Hoboken Av
	Between Fleet St and St. Pauls Av
Orchard St	Between Monticello Av and Crawford St
Palisade Av	Between State Highway 139 and Waverly St
Pavonia Av	Between Giles Av and Newark Av
Perrine Av	Entire length
Perry St	Entire length
Ravine Av	Between Webster Av and Palisade Av
Rock St	Entire length
Romaine Av	Entire length

<u>Name of Street</u>	<u>Limits</u>
Sherman Av	Between Ferry St and North St
Sip Av	Between Summit Av and Route 1 & 9
Smith St	Entire length
Spruce St	Between Kennedy Blvd and Collard St
St. Pauls Av	Between Kennedy Blvd and Tonnele Av
St. Pauls Av	Between Central Av and Summit Av
Skillman Av	Between State Highway 139 and Van Winkle Av
Stuyvesant Av	Between West Side Av and Van Reypen St
Summit Av	Between Baldwin Av and Beacon Av
Tonnele Av	Between Van Reypen St and St. Paul's Av
Trenton St	Entire length
Troy St	Entire length
Tuers Av	Between Mercer St and Newkirk St
Van Reipen Av	Entire length
Van Reypen St	Entire length
Van Wagenen Av	Path R.R. Tracks to Stuyvesant Av
Van Winkle Av	Between Kennedy Blvd and Senate Pl
Vine St	Entire length
Vroom St	Between Van Reypen St and Gray St
Waldo Av	Entire length
Wales Av	Entire length
Wallis Av	Entire length
Washburn St	Entire length
Waverly St	Between Baldwin Av and Palisade Av
Wayne St	Between Mill Rd and Summit Av
Webster Av	Between Booraem Av and Paterson Plank Rd
Weldon St	Entire length
West St	Entire length
West Side Av	Between Glenwood Av and Broadway
Whitman Av	Entire length
Wright Av	Entire length
Zone 3	No Change
Zone 4	No Change
Zone 5	No Change
Zone 6	No Change
Zone 7	No Change
B.	No Change
Zone 9	No Change
C.	No Change
Zone 10	No Change
Zone 15	No Change
Zone 16	No Change

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: New material to be inserted is underscored.

AV:pcj
(9.14.17)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

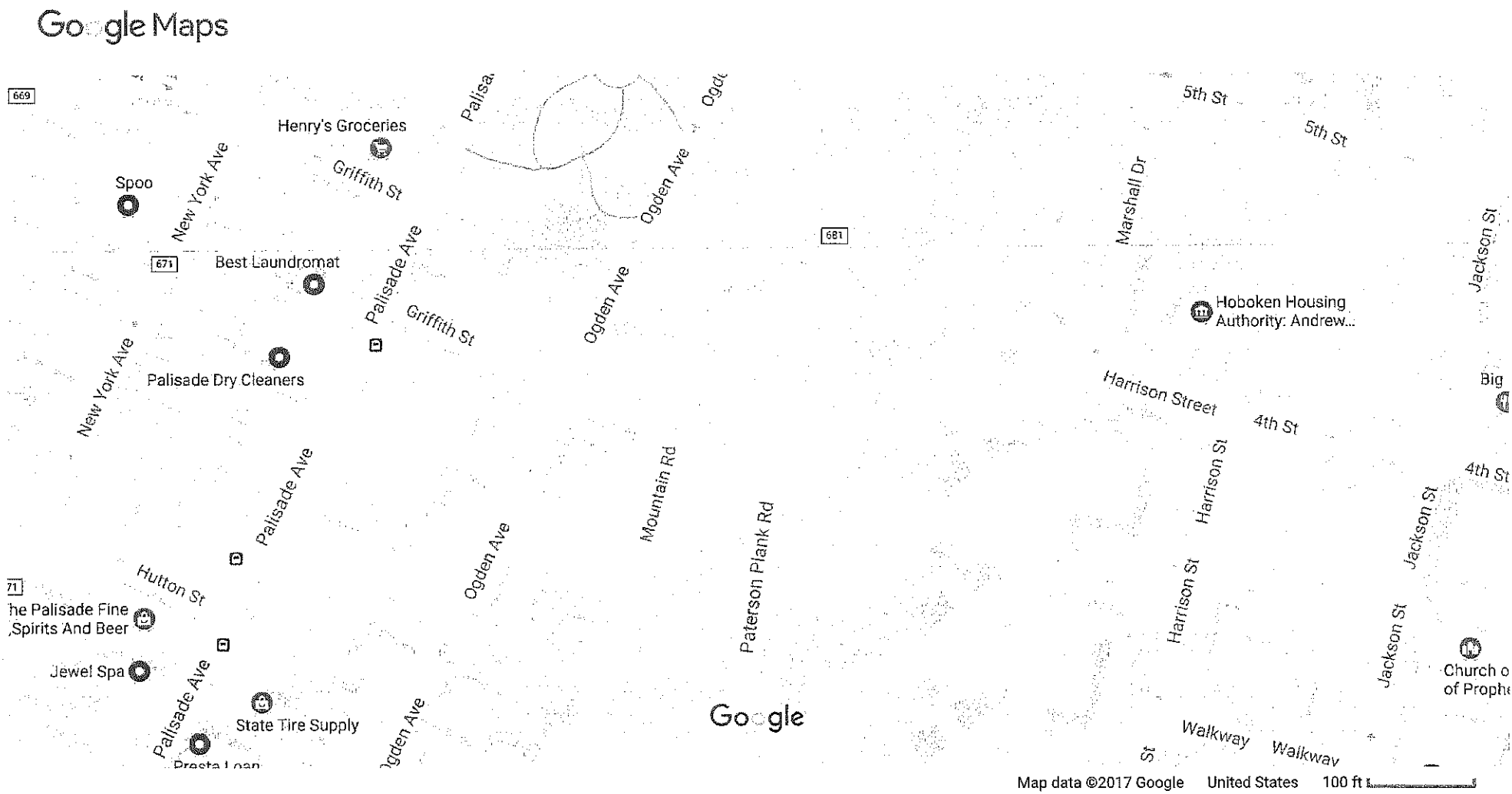
Director of Traffic & Transportation

APPROVED: _____

Municipal Engineer

APPROVED: _____

Business Administrator



ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AMENDING SECTION 332-58 (PARKING RESTRICTIONS IN RESIDENTIAL ZONES) OF THE JERSEY CITY TRAFFIC CODE EXTENDING ZONE 2 RESIDENTIAL PERMIT PARKING TO INCLUDE MOUNTAIN ROAD

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, P.E., on the request of Councilman Yun on behalf of the resident(s) who reside on Mountain Road	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org

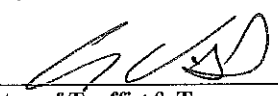
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

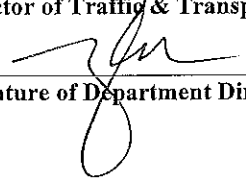
Extend Zone 2 Residential Permit Parking to include Mountain Road.

Extending Zone 2 to include Mountain Road will permit the resident(s) who reside on Mountain Road the eligibility to apply for a Zone 2 Residential Zone Parking Permit and the ability then to park on Ogden Avenue and the adjoining streets already designated in Zone 2.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation



Signature of Department Director

9/14/17
Date

9/19/17
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-135
 TITLE: 3.B SEP 27 2017 4.B OCT 11 2017

An ordinance supplementing Chapter 332 (Vehicles and Traffic)
 Article VIII (Permit Parking) amending Section 332-58 (Parking
 Restrictions in Residential Zones) of the Jersey City Traffic Code
 extending Zone 2 Residential Permit Parking to include Mountain
 Road.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMANN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
 Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on OCT 11 2017

Robert Byrne, City Clerk
 Robert Byrne, City Clerk
 *Amendment(s):

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President
 Date OCT 11 2017

APPROVED: [Signature]
 Steven M. Fulop, Mayor
 Date OCT 12 2017
 Date to Mayor OCT 12 2017

City Clerk File No. Ord. 17-136

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-136

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO DIXON CRUCIBLE REDEVELOPMENT PLAN TO
INSTITUTE A SCATTERED SITE DISTRICT AND ASSOCIATED STANDARDS**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Dixon Crucible Redevelopment Plan in August 1983, and amended the Plan numerous times subsequently, most recently on May 13, 2015; and

WHEREAS, the proposed amendments are to institute a Scattered Site District and associated standards as well as map updates; and

WHEREAS, the redevelopment that has occurred within the plan area has exhausted the permitted gross units per acre standard in the Dixon District when there are eight parcels in the plan area which are not part of the Dixon complex; and

WHEREAS, public comment was sought and received from the Van Vorst Park Association regarding these amendments; and

WHEREAS, the Planning Board, at its meeting of September 12, 2017, determined that the Dixon Crucible Redevelopment Plan should be amended to create the Scattered Site District; and

WHEREAS, a copy of the Planning Board's recommended amendments with Planning Board floor amendment to the Dixon Crucible Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Dixon Crucible Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Annisia Cialone, AICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:

Corporation Counsel

Business Administrator

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: 9/18/2017
TO: Council President Lavarro, Anthony Cruz, Annisia Cialone
FROM: Matt Ward, PP, AICP *MW*
SUBJECT: Dixon Crucible Redevelopment Plan amendments

The proposed amendments revise the Dixon Crucible Redevelopment Plan to institute a Scattered Sites District and associated standards. There are also some necessary map updates.

The majority of this redevelopment plan area has been redeveloped and is largely comprised of the Dixon Crucible buildings and surface parking. The original intent was that all out buildings would become part of the surface parking areas to support the redevelopment of the Dixon Crucible complex. Currently there are 8 parcels that were not acquired and still have diverse ownership.

The *impetus* for this amendment was that the Redevelopment Plan had a gross units per acre that was already exhausted by the Dixon Crucible complex. In order to allow residential on the 8 out parcels to remain and thrive this amendment was devised.

This amendment institutes the Scattered Site District for the 8 out parcels. The proposed zoning was reviewed by the Van Vorst Park Association and they by and large in favor of the amendment. The zoning is a combination of what was already in place and standards from the regular "H" Historic Zone District. Density was written in for most parcels according to the current tax records. For vacant lots the density was capped at four units.

The proposed amendment received a favorable recommendation to the Municipal Council on its September 12th meeting. The Board made a floor amendment to clarify the restaurant use language.

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO DIXON CRUCIBLE REDEVELOPMENT PLAN TO INSTITUTE A SCATTERED SITE DISTRICT AND ASSOCIATED STANDARDS

Initiator

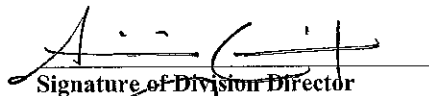
Department/Division	HEDC	City Planning
Name/Title	Annisia Cialone, AICP	Director
	Matt Ward, PP, AICP <i>mw</i>	Senior Planner
Phone/email	201-547-5010	acialone@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments revise the Dixon Crucible Redevelopment Plan to institute the Scattered Site District and associated standards. Other amendments include updates to numerous maps in the plan. The *impetus* for this amendment was that the Redevelopment Plan had a gross units per acre that was already exhausted by the Dixon Crucible complex. In order to allow residential on 8 out parcels, not part of the Dixon complex, this amendment was devised.

I certify that all the facts presented herein are accurate.


Signature of Division Director

9.18.17
Date


Signature of Department Director

9/18/17
Date

Proposed Amendments
Dixon Crucible Study Area Redevelopment Plan

Version 2017-08-25
PB Amended 2017-09-12

Article I. through Article VI. – NO CHANGES

Article VII. LAND USE PROVISIONS

Formula Business Provisions – NO CHANGES

The following changes are proposed to the remainder of Article VII.

Text to be deleted is shown as a ~~Strike Through~~

Text to be added is shown as ***Bold Italic***

Text to floor amended by the Planning Board is shown as Underline

Dixon District – ***The Dixon District shall be defined as only those properties which are a part of the Dixon Complex as follows:***

<i>Block 12608</i>	<i>Lots 5 and 6</i>
<i>Block 12706</i>	<i>Lot 3</i>
<i>Block 12707</i>	<i>Lots 1 and 2</i>
<i>Block 12801</i>	<i>Lot 1</i>

Principal Permitted Uses

1. Residential
2. Offices – limited to those that existed at the adoption of this ordinance.
3. Retail Sales of Goods and Services
4. Community Health/Recreation facilities
5. Designed Open Space
6. Cultural Facilities
7. Restaurants and Cafes including sidewalk and rooftop dining areas

Accessory Uses

1. Parking facilities, including
 - Surface lots
 - Underground areas
 - Multi-level decks (limited to fifty (50) overall height and only in the areas outside
2. Theaters

Conditional Uses

1. Professional Offices as Home Occupation limited to five (5%) percent of the total number of dwelling units in the Dixon District
2. Taverns and Night Clubs

3. Commercial offices

Maximum Height

1. Five residential stories, provided however, that two (2) additional stories for penthouses may be added to the Dixon Buildings only, and subject to first review by the Jersey City Historic District Commission and final review by the Jersey City Planning Board.
2. The existing smokestacks on Block 12608 may not be altered except for routine maintenance or cleaning.

Area, Yards, Bulk

1. Yards:
 - a. Front – none required
 - b. Side – none required
 - c. Rear – 10 feet, where land is available

Maximum Density: An overall, gross density of fifty (50) units per acre will be allowed within the Dixon District. For the purposes of calculating gross densities all lands within the ~~project boundary~~ **Dixon District**, inclusive of streets, shall be considered.

Off-Street Parking

1. Residential – 1 space per unit
2. Offices, Retail Sales, Cultural Facilities – 1 space per 1,000 square feet of gross floor area or part thereof
3. Ancillary facilities integral to the overall development are exempt from parking requirements
4. Theaters – 1 space per 10 seats

Scattered Sites District - *The Scattered Sites District shall be defined as those properties which are not part of the Dixon Complex as follows:*

<i>Block 12608</i>	<i>Lots 1, 2, 3 and 4</i>
<i>Block 12707</i>	<i>Lot 3</i>
<i>Block 12801</i>	<i>Lots 2, 3 and 4</i>

Principal Permitted Uses

1. ***Residential.***
2. ***Offices – limited to the ground floor of properties with frontage on Brunswick Street and Varick Street, and properties located on Wayne Street outside of the Van Vorst Park Historic District.***
3. ***Retail Sales of Goods and Services - limited to the ground floor of properties with frontage on Brunswick Street and Varick Street, and properties located on Wayne Street outside of the Van Vorst Park Historic District.***

4. Restaurants and Cafes including sidewalk and rooftop dining areas - limited to the ~~ground floor of~~ properties with frontage on Brunswick Street and Varick Street, and properties located on Wayne Street outside of the Van Vorst Park Historic District.

Accessory Uses

1. Off-street parking within the principal structure.
2. Off-street surface parking within the former right-of-way of Wayne Street and in the area to the rear of the existing buildings located on Block 12801, Lots 2, 3 and 4.
3. Home Occupations.
4. Such other uses customarily associated with and subordinate and incidental to a permitted principal use within this zone.

Maximum Height

1. Four (4) stories and 42 feet.

Yards, Lot Area and Lot Dimensions

1. Yards:

- a. Front – Existing buildings shall maintain their existing front setback. New buildings shall align their front facade with the predominant front setback on the street frontage.
- b. Side – None required
- c. Rear – 20 feet
- d. Properties within or immediately adjacent to the Van Vorst Park Historic District shall conform to the setback requirements of the Historic District.
2. Minimum Lot Area – 1,800 square feet
3. Minimum Lot Width – 18 feet
4. Minimum Lot Depth – 100 feet

Density: Most properties within the Scattered Sites District are already developed. Therefore, the permitted density or unit count is allocated based on the existing development as indicated in the table below. New development on vacant lots shall be permitted a density of 75 units per acre.

Property	Permitted Density / Unit Count
Block 12608, Lot 1	Six (6) dwelling units, plus ground floor commercial
Block 12608, Lot 2	Eight (8) dwelling units
Block 12608, Lot 3	Four (4) dwelling units
Block 12608, Lot 4	Eight (8) dwelling units
Block 12707, Lot 3	Six (6) dwelling units, plus ground floor commercial
Block 12801, Lot 2	Four (4) dwelling units
Block 12801, Lot 3	Four (4) dwelling units

<i>Block 12801, Lot 4</i>	<i>Four (4) dwelling units</i>
---------------------------	--------------------------------

Off-Street Parking

<i>Use</i>	<i>Minimum</i>	<i>Maximum</i>
<i>1. Residential</i>	<i>Zero</i>	<i>1 space per unit</i>
<i>2. Non-Residential</i>	<i>Zero</i>	<i>1 spacer per 1,000 sq.ft.</i>

Article VIII. through Article X. – NO CHANGES

MAPPING MODIFICATIONS

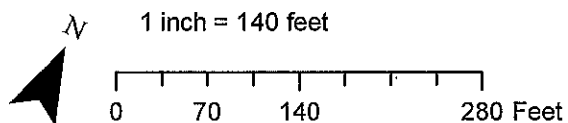
1. All maps shall be updated to reflect the current Block and Lot numbering system.
2. The ACQUISITION map shall be updated.
3. The FUTURE LAND USE map shall be updated to reflect both the Dixon District and the Scattered Site District.
4. The CIRCULATION PLAN map shall be updated to reflect the current street and circulation pattern in the area.



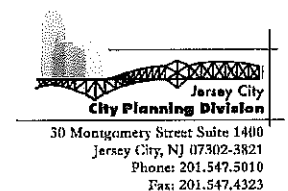
DIXON CRUCIBLE STUDY AREA MAP 1: FUTURE LAND USE

PROPOSED AMENDMENT - SEPTEMBER, 2017

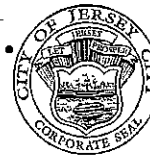
Updated to show both the Dixon District
and the Scattered Site District



- Scattered Site District
- Dixon District



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-136
 TITLE: J.C. SEP 27 2017 4.C OCT 11 2017

Ordinance of the Municipal Council of the City of Jersey City
 adopting amendments to Dixon Crucible Redevelopment Plan to
 institute a Scattered Site District and Associated Standards.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H. 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

Jason Burg
Stephaine Boggs
Yvonne Balcer
Mike Kulowski

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
 Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by
 the Municipal Council at its meeting on OCT 11 2017

Robert Byrne
 Robert Byrne, City Clerk
 *Amendment(s)

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date

OCT 11 2017

APPROVED:

Steven M. Fulop

Steven M. Fulop, Mayor

Date

OCT 12 2017

Date to Mayor

OCT 12 2017

City Clerk File No. Ord. 17-137

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-137

TITLE:

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 3
(ADMINISTRATION OF GOVERNMENT), ARTICLE VI (DEPARTMENT OF
ADMINISTRATION) OF THE JERSEY CITY MUNICIPAL CODE**

COUNCIL offered and moved adoption of the following
Ordinance:

WHEREAS, in order to improve the quality of life in Jersey City, the municipal government must identify sustainable ways to foster economic growth and development, more efficiently manage municipal resources, conserve energy, preserve natural resources, and plan for resiliency; and

WHEREAS, to this end, the City will invest in an Office of Sustainability; and

WHEREAS, the mission of this internal team is to develop data-driven, cost-saving, resilient solutions for critical sustainability and resiliency issues faced by the City; and

WHEREAS, this office shall be created within the Department of Administration and shall be known as the Office of Sustainability, and

WHEREAS, the Office's initial focus will be continuing initiatives begun as part of the Year of Water and initiating a Year of Energy.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- A. The following amendments to Chapter 3 (Administration of Government) Article VI (Department of Administration) are hereby adopted:

**ADMINISTRATION OF GOVERNMENT
ARTICLE VI
Department of Administration**

§3-39. Through §3-41. No Change.

§3-42.- Organization of Department.

The Department of Administration shall consist of the following divisions and offices:

- ~~A. Division of Management and Budget.~~
- ~~B. Office of Municipal Public Defender.~~
- ~~C. Division of Purchasing and Central Services.~~
- ~~D. Division of Communications.~~

- ~~E. Reserved.~~
- ~~F. Division of Architecture.~~
- ~~G. Division of Engineering, Traffic and Transportation.~~
- ~~H. Division of Information Technology.~~
- ~~I. Reserved.~~
- ~~J. Reserved.~~
- ~~K. Reserved.~~
- ~~L. Reserved.~~
- ~~M. Office of Utility Management.~~
- ~~N. Division of Real Estate.~~
- ~~O. Division of Economic Opportunity.~~
- ~~P. Office of Risk Management.~~
- ~~Q. Division of Collections.~~
- ~~R. Division of Treasury and Debt Management.~~
- ~~S. Division of Accounts and Control.~~
- ~~T. Division of Internal Audit.~~
- ~~U. Office of Tax Abatement.]~~

- A. Division of Management and Budget.
- B. Division of Real Estate.
- C. Division of Architecture.
- D. Division of Engineering, Traffic and Transportation.
- E. Office of Municipal Public Defender.
- F. Division of Communications.
- G. Reserved.
- H. Reserved.
- I. Division of Purchasing and Central Services.
- J. Office of Sustainability.
- K. Division of Information Technology.
- L. Office of Diversity and Inclusion: Heads.
- M. Office of Utility Management.
- N. Reserved.
- O. Reserved.
- P. Reserved.
- Q. Reserved.
- R. Division of Economic Opportunity.
- S. Office of Risk Management.
- T. Division of Collections.
- U. Division of Treasury and Debt Management.
- W. Division of Accounts and Control.
- X. Division of Internal Audit.
- Y. Office of Tax Abatement.

§3-43. Through §3-51. No Change.

§3-52.- [Reserved] Office of Sustainability.

Within the Department of Administration there shall be a Office of Sustainability.

§3-52.1.- Powers and Duties of the Office of Sustainability.

The Office of Sustainability shall improve the City's quality of life by developing and implementing initiatives to ensure the social, environmental, and economic sustainability of the City, and improve the efficiency, resiliency, and sustainability of City operations.

§3-53. Through §3-60.11. No Change.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect subject to the terms of this ordinance at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

SS/he
9/19/17

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

**AN ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT),
ARTICLE VI (DEPARTMENT OF ADMINISTRATION) TO ESTABLISH AN OFFICE OF
SUSTAINABILITY UNDER THE DEPARTMENT OF ADMINISTRATION**

Initiator

Department/Division	Office of the Mayor	Bureau of Innovation
Name/Title	Brian Platt	Director of Innovation
Phone/email	BPlatt@jcnj.org	201-988-2432

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

Establishes an Office of Sustainability within the Department of Administration, which will be responsible for developing and implementing policies to improve the environmental, economic, and social sustainability of the City of Jersey City, while also seeking to reduce the city's operating costs.

I certify that all the facts presented herein are accurate.



9-19-17

Signature of Department Director

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-137
TITLE: 3.D SEP 27 2017 4.D OCT 11 2017

Ordinance amending and supplementing Chapter 3 (Administration of Government), Article VI (Department of Administration) of the Jersey City Municipal Code. (Establishing an Office of Sustainability)

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.			

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H. <u>9-0</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 11 2017

Robert Byrne, City Clerk
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President
Date OCT 11 2017

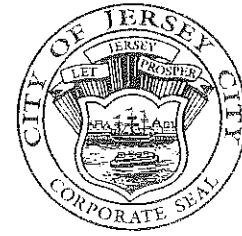
APPROVED:

Steven M. Fulop, Mayor
Date OCT 12 2017
Date to Mayor OCT 12 2017

City Clerk File No. Ord. 17-138

Agenda No. 3.E 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-138

**TITLE: ORDINANCE AMENDING CHAPTER 151 (DRUG-FREE SCHOOL ZONES) OF
THE JERSEY CITY MUNICIPAL CODE IMPLEMENTING ARTICLE III, TO
CREATE A MUNICIPAL ALLIANCE COMMITTEE TO COMBAT DRUG AND
ALCOHOL ABUSE**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY DOES ORDAIN:

WHEREAS, alcohol and drug abuse is a scourge upon society; and

WHEREAS, substance abuse and its various manifestations has placed a severe financial burden on the government and on local law enforcement; and

WHEREAS, in 1989, the State Legislature, recognizing that implementing effective strategies to combat substance abuse requires more local involvement and coordination, created the Alliance to Prevent Alcoholism and Drug Abuse; and

WHEREAS, the purpose of the Alliance is to coordinate the efforts of all the municipalities throughout New Jersey dedicated to a comprehensive effort to reduce alcoholism and drug abuse; and

WHEREAS, although the City of Jersey City (City) established a Committee by Executive Order 1990-McC-59, as amended by E.O. 1993-S-001, the State Legislature encourages each municipality to establish a local committee to implement policies directed at reducing alcoholism and drug abuse at the municipal level by ordinance; and

WHEREAS, N.J.S.A. 26:2BB-9 authorizes municipalities to create a local Alliance Committee to Combat Drug and Alcohol Abuse in order to assist the State in its efforts to curtail substance abuse; and

WHEREAS, it is in the City's best interest to create such an Alliance Committee in accordance with the provisions of N.J.S.A. 26:2BB-7 et. seq.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The following amendments to Chapter 151 (Drug-Free School Zones) of the Jersey City Municipal Code are hereby adopted:

CHAPTER 151
Drug-Free School Zones
ARTICLE III
Municipal Alliance Committee
To Combat Drug and Alcohol Abuse

ORDINANCE AMENDING CHAPTER 151 (DRUG-FREE SCHOOL ZONES) OF THE JERSEY CITY MUNICIPAL CODE IMPLEMENTING ARTICLE III, TO CREATE A MUNICIPAL ALLIANCE COMMITTEE TO COMBAT DRUG AND ALCOHOL ABUSE

§151-5. Establishment of the Committee.

The Municipal Council authorizes the creation of the Jersey City Municipal Alliance Committee to Combat Drug and Alcohol Abuse pursuant to N.J.S.A. 26:2BB-9.

§151-6. Purpose.

The purpose of the Committee is to coordinate with the State to ameliorate and combat the problems that arise from untreated substance abuse and its detrimental impact upon society as well as a detrimental fiscal impact on local government.

§151-7. Powers of the Committee.

A. The Committee may:

- (1) Develop community-based education and prevention designed to curtail substance abuse;
- (2) Conduct a yearly needs assessment of the City's existing drug and alcohol prevention measures and produce a report for the Mayor and Municipal Council;
- (3) Coordinate education and prevention projects to avoid program fragmentation and duplication;
- (4) Develop education and prevention programs to be implanted at the municipal level or participate in regionally developed prevention programs;
- (5) Assist the municipality in acquiring funds for substance abuse prevention, education and recovery programs;
- (6) Assist with the implementation of any State-wide or regional Alliance programs formulated pursuant to N.J.S.A. 26:2BB-8.

§151-8. Membership.

- A. Pursuant to N.J.S.A. 26:2BB-9, the Committee shall include four (4) exofficio members and seven (7) members of the community to be appointed by the Mayor with the advice and consent of the Municipal Council.**

Exofficio Members:

- (1) The Chief of Police or his or her designee;
- (2) The President of the Board of Education or his or her designee;
- (3) The Superintendent of Schools or his or her designee;
- (4) The School Substance Abuse Coordinator.

Community Members:

- (1) A representative from the Parent-Teacher Association;
- (2) A representative from the Teacher's Union;

ORDINANCE AMENDING CHAPTER 151 (DRUG-FREE SCHOOL ZONES) OF THE JERSEY CITY MUNICIPAL CODE IMPLEMENTING ARTICLE III, TO CREATE A MUNICIPAL ALLIANCE COMMITTEE TO COMBAT DRUG AND ALCOHOL ABUSE

- (3) A representative from the Chamber of Commerce;
- (4) A municipal court judge;
- (5) A representative from a civic or neighborhood association
- (6) A religious leader; and
- (7) A private citizen or youth representative.

At least six (6) of the Committee members shall reside in Jersey City. The community members shall serve for one (1) year but shall serve at the pleasure of the Mayor.

- B. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- C. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new. Therefore, underlining has been omitted.

JJH/he
9/21/17

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AMENDING CHAPTER 151 (DRUG-FREE SCHOOL ZONES) OF THE JERSEY CITY MUNICIPAL CODE IMPLEMENTING ARTICLE III, TO CREATE A MUNICIPAL ALLIANCE COMMITTEE TO COMBAT DRUG AND ALCOHOL ABUSE

Initiator

Department/Division	Municipal Council	Office of the Council President
Name/Title	Rolando R. Lavarro, Jr.	Municipal Council President
Phone/email	201-547-5268	rlavarro@jenj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

Pursuant to N.J.S.A. 26:2BB-9, this Ordinance codifies the creation of a Municipal Committee, originally created by Executive Order, which is empowered to develop community-based education and prevention strategies designed to curtail substance abuse.

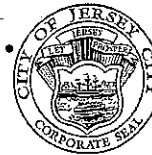
I certify that all the facts presented herein are accurate.

Rolando R. Lavarro, Jr.
Council President

September 21, 2017

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-138
TITLE: 3.E SEP 27 2017 4.E OCT 11 2017

Ordinance amending Chapter 151 (Drug-Free School Zones) of the Jersey City Municipal Code implementing Article III, to create a Municipal Alliance Committee to combat Drug and Alcohol Abuse.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017

Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 11 2017

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date OCT 11 2017

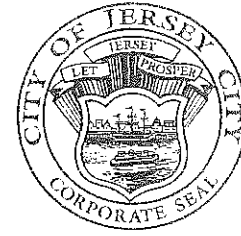
APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date OCT 12 2017

Date to Mayor OCT 12 2017

City Clerk File No. Ord. 17-139
Agenda No. 3.F 1st Reading
Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-139

TITLE: ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 17505, LOT 4.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 323-325 PINE STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new six (6) story mixed-used building to contain approximately twenty (20) residential units and about thirteen (13) parking spaces for cars and motorcycles or mopeds, is permitted for a period of five (5) years; and

WHEREAS, 323 Pine Acquisition, LLC [Entity], is the owner of Property designated as Block 17505, Lot 4.01, on the City's Tax Map and more commonly known by the street address of 323-325 Pine Street, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new six (6) story mixed-used building to contain approximately twenty (20) residential units and about thirteen (13) parking spaces for cars and motorcycles or mopeds; and

WHEREAS, construction will be substantially complete approximately on or about August 2019; and

WHEREAS, on or about April 25, 2017, the Entity filed an application for a five (5) year tax exemption to construct a new commercial use Project, a copy of which application is attached hereto; and

WHEREAS, 323 Pine Acquisition, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$9,227) a tax payment for the new improvements on the property, as follows:

ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 17505, LOT 4.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 323-325 PINE STREET

- (a) 2019: the tax year in which the structure will be completed, \$0 taxes due on improvements;
- (b) 2020: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$11,333;
- (c) 2021: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$22,667;
- (d) 2022: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$34,000; and
- (e) 2023: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$45,334;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$9,227 for land and \$56,667 for improvements, for a total of \$65,894 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the commercial Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$65,894; and

WHEREAS, 323 Pine Acquisition, LLC, has agreed to pay the sum of \$34,986 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new six (6) story mixed-used building to contain approximately twenty (20) residential units and about thirteen (13) parking spaces for cars and motorcycles or mopeds, located in Block 17505, Lot 4.01, and more commonly known by the street address of 323-325 Pine Street, Jersey City, N.J., is hereby approved.
2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;

ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK17505, LOT 4.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 323-325 PINE STREET

- (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$11,333;
- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$22,667;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$34,000; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$45,334.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 x 20 residential units, and \$1.50 x 3,324 square feet of parking space, for a total of \$34,986.

- 3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
- 4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within thirty-six (36) months of the date of adoption of the within Ordinance.
- 5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.

ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK17505, LOT 4.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 323-325 PINE STREET

6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This ordinance shall take effect at the time and in the manner provided by law.

D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JJH/mw
9/20/17

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☒

APPROVED: _____

APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK17505, LOT 4.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 325 PINE STREET

Initiator

Department/Division	Office of the Mayor	Office of the Deputy Mayor
Name/Title	Marcos D. Vigil	Deputy Mayor
Phone/email	201-547-6542	mvigil@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The applicant, 323 Pine Acquisition, LLC is applying for a five (5) Year tax abatement for a six (6) story, mixed-rate residential rental project located on Pine Street between Ash Street and Johnston Avenue. The address is 323 Pine Street.

The project will include twenty residential units. Two (2) of the units will be affordable to moderate income families. There will be seven (7) parking spaces for cars and six (6) spaces for motorcycles or mopeds. All residential units will be one bedroom units.

The applicant estimates that this project will create seventy-five (75) jobs during construction and the applicant estimates that the project will create one (1) full-time job, post construction.

I certify that all the facts presented herein are accurate.

Marcos D. Vigil
Deputy Mayor

September 20, 2017

Date

DATE: September 12, 2017

TO: John Hallanan (For distribution to City Council and City Clerk)

FROM: Al Cameron, Fiscal Officer - Tax Collector's Office

SUBJECT: FIVE YEAR TAX ABATEMENT: MIXED RATE RESIDENTIAL RENTAL
PROJECT 323 Pine Acquisition, LLC Block 17505 Lot 4.01

CC: C. A. Doyle, J. Monahan, E. Borja, E. Toloza, M. Vigil, R. Kakoleski, R. Lavarro,
R. Field, P. Leandre, K. Kane

INTRODUCTION:

The applicant, 323 Pine Acquisition, LLC is applying for a five (5) Year tax abatement for a six (6) story, mixed rate residential rental project pursuant to N.J.S.A. 40 A: 21-1 et seq. A fee of \$4,000 was paid with the application.

LOCATION OF THE PROPERTY:

The property is located on Pine Street between Ash Street and Johnston Avenue. Currently two lots Block 17505 Lots 4 & 5, it will be consolidated into one lot to be known as Block 17505 Lot 4.01. The address will be 323-325 Pine Street.

PROPERTY TO BE CONSTRUCTED:

The project will be a six (6) story building with twenty residential units. Two (2) of the units will be affordable to moderate income families. There will be seven (7) parking spaces for cars and six (6) spaces for motorcycles or mopeds. All residential units will be one bedrooms.

TOTAL CONSTRUCTION COST:

The cost of construction is certified by the applicant's architect, Dennis Devino, at \$4,341,000. The Direct labor and material cost is projected at \$4,162,500. The estimated material cost is \$2,520,000 and labor is \$1,680,000.

CONSTRUCTION SCHEDULE:

Applicant is prepared to start construction start within four (4) months of approval. Completion is projected within eighteen (18) months of commencement.

ESTIMATED JOBS CREATED:

The applicant estimates seventy-five (75) full-time equivalent jobs during

construction. The applicant estimates one (1) post construction full-time job. Based upon the projected cost of construction a Project Labor Agreement is not required. The applicant will enter into a Project Employment and Contracting Agreement.

AFFORDABLE HOUSING TRUST FUND CONTRIBUTION:

AHTF Payment
323 Pine Acquisition LLC

		Rate	Amount
All Residential Units	20	\$1,500.00	\$30,000.00
Parking Sq. Ft.	3,324	\$1.50	\$4,986.00
Total AHTF Payment			<u>\$34,986.00</u>

CURRENT REAL ESTATE TAXES:

The new assessment provided by the Tax Assessor for the land is \$118,300 and the proposed building assessment is \$726,500. Based upon that assessment at the current rate of \$7.80 per \$100 of assessed valuation the tax for the land is \$9,227.40. The full tax on the improvements at current the rate is \$ 56,667.00.

PROPOSED ABATEMENT:

The applicant has requested a term of five (5) years for the abatement on the improvements. The Applicant will pay the full land tax in each and every year of the abatement and has proposed a phase-in of the assessment on improvements.

In year one (1) the applicant proposes no taxes on improvements.

In year two (2) the applicant would pay taxes on twenty percent (20%) of the improvements.

The applicant would pay forty percent (40%) in year three (3), sixty percent (60%) in year four (4), Eighty percent (80%) in year five (5) and full taxes in year six (6).

PROPOSED REVENUE TO THE CITY:

The total phased-in tax on improvements projected to be paid for the five-year term of the abatement is \$120,264.44.

The total tax exempted on the improvements for the term is \$174,602.91. The tax Assessor set the assessment based upon information provided by the Applicant.

The schedule below adds a two percent (2%) annual increase in the tax rate. The Assessor's Schedule does not include a projected increase in the Tax Rate.

Block 17505 Lots 4.01

Tax Projections on Improvements Only

323 Pine Acquisition , LLC						Five Year
Year	1	2	3	4	5	Totals
Current Tax Rate	7.80	7.96	8.12	8.28	8.44	
Full Tax on Improvements	56,667.00	57,800.34	58,956.35	60,135.47	61,338.18	294,897.34
Phase in %	0%	20%	40%	60%	80%	
Phase in Tax on improvements	0.00	11,560.07	23,582.54	36,081.28	49,070.55	120,294.44
Exempted Tax	56,667.00	46,240.27	35,373.81	24,054.19	12,267.64	174,602.91

Assumes 2% Annual Tax Rate Increase

Per Tax Assessor

Assessments

Land	\$118,300
Improvements	<u>\$726,500</u>
Total	<u><u>\$844,800</u></u>

323 PINE ACQUISITION, LLC
BLOCK 17505 Lot 4.01 (FORMERLY LOT4 & 5)
325 PINE ST.

17505-4.01

Updated to reflect 2017 Tax Rate

Block	Lot		Existing Assessments	New Assessments	Assessment (Phased-In)
17505	4.01	Land	10,000	118,300	-
		Bldg	102,000	726,500	726,500
		Total	112,000	844,800	726,500

**In-Lieu of Full Property Tax On Such Property, An
Amount Equal To A Percentage Of Taxes Otherwise Due,
According To The Following Schedule:**

Stage

1	In the first full tax year after completion, no payment in lieu of taxes otherwise due on improvement;	0
2	In the second tax year, an amount equal to 20% of conventional taxes otherwise due on improvement to be the sum of;	\$ 11,333.40
3	In the third tax year, an amount equal to 40% of conventioal taxes otherwise due on improvement to be the sum of ;	\$ 22,666.80
4	In the fourth tax year, an amount equal to 60% of conventioanal taxes otherwise due on improvement to be the sum of;	\$ 34,000.20
5	In the fifth tax year, an amount equal to 80% of conventional taxes otherwise due on improvement to be the sum of;	\$ 45,333.60

2017 Tax Rate \$7.80 per \$100 of Assessed Valuation

AT THE EXPIRATION OF THE EXEMPTION, THE PROJECT'S
NEW IMPROVEMENT ANNUAL TAXES

9/11/2017

\$ 56,667.00

A. Cover Page:

1. Name / Address / Email / Phone of the Applicant.
2. Applicable statute: Long Term / Short Term.
3. Address of the Property.
 - a) Block / Lot / Qualifier of the Property.
4. Type of proposed project:
5. Architect's contact information:
6. Attorney's contact information:

Please see the attached Application cover page and summary containing the above information.

FISCAL IMPACT COST PROJECTION (TIER 1 - 5 YEAR)

Block: 17505 Lot: 4.01 Loc: 323 PINE ST.

Market Rate Units	Number of Units	Demographic Multipliers (Transit Oriented Development)*		Total		Annual Expenditures		Total Annual Expenditures		
		Household	Students	Residents	Students	Per Capita Municipal	Per Pupil Per School District	Municipal	School District	Total
1 Bedroom	18	1.421	0.050	25.58	0.90	\$1,204.62	\$3,685.00	\$30,811.72	\$3,316.50	\$34,128.22
1 Bedroom (Affordable)	2	1.610	0.140	3.22	0.28	\$1,204.62	\$3,685.00	\$3,878.87	\$1,031.80	\$4,910.67
TOTAL	20			28.80	1.18			\$34,690.58	\$4,348.30	\$39,038.88

1. Total Municipal Ratables	\$6,229,997,658	4. CY 2017 Budget	\$588,877,916	6. Population of Jersey City (2014 Census)	262,146	9. Increase in Services Incurred Per Development	\$ 39,038.88
2. Residential Ratables	\$3,340,835,884			7. Per Capita Municipal Cost	\$1,204.62	10. Anticipated Taxes (7.80 w/ 2% Annual Increase)	
Commercial Ratables	\$1,539,027,480					1st Year \$	9,227.40
						2nd Year \$	20,972.02
3. Residential Ratables as a Percentage of Total Ratables	53.62%	5. Residential Portion	\$315,785,748	8. Annual Expenditures Per Student**	\$3,685.00	3rd Year \$	33,182.73
						4th Year \$	45,873.47
						5th Year \$	59,058.58
						11. Implied Surplus (Cost)	
						1st Year \$	(29,811.48)
						2nd Year \$	(18,066.87)
						3rd Year \$	(5,856.16)
						4th Year \$	6,834.59
						5th Year \$	20,019.70

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

*Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006

**Source: 2017-2018 Jersey City Municipal Cost Per Pupil

NEW ASSESSMENT AFTER IMPROVEMENTS

LAND: 118,300
BLDG: 726,500

TIER ONE (5 YEAR)
9-20-17
NJSA 40A:21-1 et seq
(Multiple Dwelling, Industrial, Commercial)

TAX AGREEMENT
FIVE YEAR/NEW CONSTRUCTION

THIS AGREEMENT made on this _____ day of _____, 2017, by and between the **CITY OF JERSEY CITY** [City], a municipal corporation organized under the Laws of the State of New Jersey and having its principal place of business at 280 Grove Street, Jersey City, New Jersey 07302, and, **323 PINE ACQUISITION, LLC** [Applicant /Owner], whose principal place of business is 176 E. 71st Street, Apt #PH-B, New York, NY 10012.

WITNESSETH:

WHEREAS, the Municipal Council has indicated by its intention to utilize the five year tax exemption provisions authorized by Article VIII, Section I, paragraph VI of the NJ State Constitution and the Five Year Exemption Law, N.J.S.A. 40A:21-1 et seq. for improvements and projects by the adoption of Ordinance 05-060, as amended by Ordinances 07-146 and 14-027; and

WHEREAS, the Applicant is owner of certain property located at 325 Pine Street, in the City of Jersey City, County of Hudson and State of New Jersey, designated as Block 17505, Lot 4.01 on the Tax Assessor's Map, more commonly known by the street address of 325 Pine Street and more particularly described in the metes and bounds description attached hereto as Exhibit A [Property];

WHEREAS, on or about April 25, 2017, the Applicant applied for a five year tax exemption to construct a new six (6) story mixed-used building to contain approximately twenty (20) residential units and about thirteen (13) parking spaces for cars and motorcycles or mopeds on the Property [Improvements] pursuant to N.J.S.A. 40A:21-1 et seq and Section 304-12 of the Municipal Code [Law]; and

WHEREAS, the City has reviewed the application, approved the construction of the Improvements and authorized the execution of a Tax Exemption Agreement by the adoption of Ordinance _____ on _____.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I: APPROVAL OF TAX EXEMPTION

The City hereby agrees to a tax exemption for the construction of a new six (6) story mixed-used building to contain approximately twenty (20) residential units and about thirteen (13) parking spaces for cars and motorcycles or mopeds [Improvements]

on the Property, as further described in the Application, attached hereto as Exhibit B, pursuant to the provisions of N.J.S.A. 40A:21-1 et seq. and Ordinance _____ which authorized the execution of this Tax Agreement [Law], subject to the terms and conditions hereof.

ARTICLE II: IN LIEU OF TAX PAYMENTS

The Applicant agrees to make estimated payments on the new Improvements, (separate and apart from taxes on the land and existing improvements which shall continue to be subject to conventional assessment and taxation and for which the Applicant shall receive no credit against the in lieu of tax payment) in lieu of full property tax payments according to the following schedule:

1. For the full calendar of Year 1, no payment in lieu of taxes;
2. For the full calendar of Year 2, twenty (20%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$11,333;
3. For the full calendar of Year 3, forty (40%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$22,667;
4. For the full calendar of Year 4, sixty (60%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$34,000; and
5. For the full calendar of Year 5, eighty (80%) percent of the actual taxes otherwise due, currently estimated to be the sum of \$45,334.

In the event a City-wide revaluation results in decrease in the amount of taxes otherwise due, payment hereunder shall be the higher of either the taxes estimated above or the amount of actual taxes after the City-wide revaluation.

ARTICLE III: APPLICATION FEE

The Applicant has paid the sum of **\$4,000** to the City as an application fee. Failure to make such payment shall cause the tax exemption to terminate.

ARTICLES IV: FEDERAL, STATE AND LOCAL LAW

The construction of the Improvements is subject to all applicable federal, State and local laws and regulations on pollution control, worker safety, discrimination in employment, housing provision, zoning, planning and building code requirements.

ARTICLE V: TERM OF EXEMPTION

The Tax Exemption granted shall be valid and effective for a period of five (5) full years beginning the first day of the month after the date of Substantial Completion of

the Project, which shall ordinarily mean the date on which the City issues, or the Project is eligible to receive, a Certificate of Occupancy, whether temporary or final, for part or the whole of the Project. During the term of the tax exemption, the Applicant shall make an in lieu of tax payment to the City in accordance with the schedule set forth above. Prior to the commencement of the tax exemption, and upon expiration thereof, the Applicant shall pay full conventional taxes on the Improvements.

ARTICLE VI: REVALUE

The applicant has agreed that in the event the revalue results in a decrease in the amount of actual taxes otherwise due, for purposes of calculating a tax payment hereunder during the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes.

ARTICLE VII: NO COUNTY EQUALIZATION AND SCHOOL AID

Pursuant to N.J.S.A. 40A:21-11(c), the percentage, which the payment in lieu of taxes for the tax exempt property bears to the property tax which would have been paid had an exemption not been granted for the property under this Agreement, shall not be applied to the valuation of the property to determine the reduced valuation of the property to be included in the valuation of the City for determining equalization for county tax apportionment and school aid, during the term of the tax exemption agreement covering this property. At the expiration or termination of this Agreement, the reduced valuation procedure required under the Law shall no longer apply.

ARTICLE VIII: OPERATION OR DISPOSITION OF PROPERTY

If during any year prior to the termination of this Agreement, the Applicant ceases to operate or disposes of the Property, or fails to meet the conditions for qualifying for tax exemption under this Agreement or pursuant to Law, then the tax which would have otherwise been payable for each and every year, shall become due and payable from the Applicant as if no exemption had been granted. The Tax Collector shall, within 15 days thereof, notify the owner of the Property of the amount of taxes due.

However, with respect to the disposal of the property, if it is determined that the new owner will continue to use the property pursuant to the conditions which qualify the property for exemption, the tax exemption shall continue and this Agreement shall remain in full force and effect.

ARTICLE IX: AFFORDABLE HOUSING TRUST FUND CONTRIBUTION REQUIRED

A. **Contribution.** The Entity will pay the City the sum of \$34,986 or \$1,500 per unit x 20 units, and \$1.50 x 3,324 square feet of parking space as a contribution. The sum shall be due and payable as follows:

- i. 1/3 on or before the effective adoption date of the Ordinance approving the tax exemption;
- ii. 1/3 on or before the issuance of the first of any construction permit for the Project, but no later than six months after the date of the Tax Agreement; and
- iii. 1/3 on or before the date the first of any Certificate of Occupancy is issued for the Project, but no later than twenty-four (24) months after the date of the Tax Agreement.

ARTICLE X: TERMINATION/ELIGIBILITY FOR ADDITIONAL TAX EXEMPTION

Upon the termination of this Agreement for tax exemption, the Project shall be subject to all applicable real property taxes as provided by State Laws and Regulations and City Ordinances. However, nothing herein shall be deemed to prohibit the Project, at the termination of this Agreement, from qualifying for and receiving the full benefits of any other tax preferences allowed by law. Furthermore, nothing herein shall prohibit the Applicant from exercising any rights under any other tax provisions of State law or City Ordinances.

In the event the owner elects to terminate this tax abatement after the revalue, the owner shall pay the City the difference of 100% of the full amount of the taxes otherwise due from the 1st year of this agreement to the date of termination.

ARTICLE XI: PROJECT EMPLOYMENT AND CONTRACTING AGREEMENT

In order to provide City residents and businesses with employment and other economic opportunities, the Applicant agrees to comply with the terms and conditions of the Project Employment & Contracting Agreement which is attached hereto as Exhibit C.

The Applicant also agrees to comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required wage, benefit and leave standards for building service workers. All janitors and unarmed security guards employed at the Projects, including any and all tenants or subtenants of the developer, shall not be paid less than the standard hourly rate of pay and benefits for their respective classifications and shall be provided with paid leave in accordance with the provisions of the Jersey City Municipal Code Section 3-51G(1).

ARTICLE XII: NOTICES

All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid, return receipt requested, to the party to be notified at the addresses set forth below or at such other address as either party may from time to time designate in writing:

Notice to City:

Business Administrator
City Hall, 280 Grove Street
Jersey City, New Jersey 07302

Notice to Applicant:

323 Pine Acquisition, LLC
176 E. 71ST Street, Apt #PH-B
New York, NY 10012

ARTICLE XIII: GENERAL PROVISIONS

This Agreement contains the entire Agreement between the parties and cannot be amended, changed or modified except by written instrument executed by the parties hereto.

In the event that any provisions or term of this Agreement shall be held invalid or unenforceable by a Court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof; provided, however, that the City continues to receive the full benefit of any economic term hereunder.

This Agreement shall be governed by and construed in accordance with the Laws of the State of New Jersey.

This agreement may be executed in several counterparts, each of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City and the Applicant have caused this Agreement to be executed on the date and year first above written.

WITNESS:

323 PINE ACQUISITION, LLC

BY: _____, Member

ATTEST:

CITY OF JERSEY CITY

BY: Robert J. Kakoleski
Business Administrator

Robert Byrne
City Clerk

PROJECT EMPLOYMENT & CONTRACTING AGREEMENT

This Project Employment & Contracting Agreement is made on the ____ day of ____, 2017, between the **CITY OF JERSEY CITY** [City] and **323 PINE ACQUISITION, LLC** [Recipient], having its principal office at 176 E. 71ST Street, Apt #PH-B, New York, NY 10012.

I. Definitions:

The following words and terms, when used in this agreement, shall have the following meanings unless the context clearly indicates otherwise.

1. "City" means the Business Administrator of the City of Jersey City, or his designee, including any person or entity which enters into an agreement with the City to implement, in whole or in part, this agreement.
2. "Contractor" means any party performing or offering to perform a prime contract on behalf of the Recipient.
3. Construction Contract means any agreement for the erection, repair, alteration or demolition of any building, structure, bridge, roadway or other improvement on a Project Site.
4. "Economic Incentive" means a tax abatement or tax exemption for a property or project which requires approval of the Municipal Council.
5. "Employment" includes positions created as a result of internal promotions, terminations, or expansions within the Recipient's work force which are to be filled by new employees. However, positions filled through promotion from within the Recipient's existing work force are not covered positions under this agreement.
6. Jersey City Employment and Training Corporation or "JCEPT" means the non-profit quasi public Entity with whom the City has an operating agreement to undertake certain employment services.
7. "Local Business" means a bona fide business located in Jersey City.
8. "Minority" means a person who is defined as such under federal or state law.
9. "Minority or Woman Owned Local Business" means a bona fide business located in Jersey City which is fifty-one (51%) percent or more owned and controlled by either a Minority or woman.
10. "Non-Traditional Jobs" means jobs which are held by less than twenty (20%) percent women, as reported by the New Jersey Department of Labor and Workforce

Development, Division of Labor Market, and Demographic Research for Jersey City, which report shall be on file with the City Clerk.

11. "Office of Tax Abatement and Compliance" located at 15 East Linden Avenue, Suite 200. The Office of Tax Abatement and Compliance, under the Department of Administration, is in charge of monitoring projects receiving tax abatements and monitoring Project Employment & Contracting Agreements.
12. "Permanent Jobs" mean newly created long term salaried positions, whether permanent, temporary, part time or seasonal.
13. "Project or Project Site" means the specific work location or locations specified in the contract.
14. The "Project Employment & Contracting Coordinator" or "Coordinator" is the employee in the Department of Administration presently, the Executive Director of the Jersey City Employment & Training Program, Inc., who is in charge of coordinating Project Employment & Contracting projects. Contractors and developers engaged in projects covered by Project Employment & Contracting Agreements will direct inquiries to the Coordinator. The Coordinator may refer a developer to the JCEPT or its one-stop career center so long as the City and JCEPT agreement is in full force and effect.
15. The "Project Employment & Contracting Monitor" or "Monitor" is the employee in the Department of Administration who is in charge of monitoring the site, collecting the reports and documentation, and other day-to-day Project Employment & Contracting administration as stipulated by this agreement.
16. The "Project Employment & Contracting Officer" or "Officer" is an employee of the Recipient who is designated by the Recipient to make sure the Recipient is in compliance with the Recipient's Project Employment & Contracting agreement.
17. "Recipient" means any individual, partnership, association, organization, corporation or other entity, whether public or private, or for profit or non-profit, or agent thereof, which receives an Economic Incentive and shall include any Contractor, Subcontractor or agent of the Recipient.
18. "The Registry" or "Jersey City Employment Registry" means a data base maintained by the City or its designee, of Jersey City residents seeking employment and Local Businesses, including Minority or Woman Owned Local Businesses, seeking contracts.
19. "Subcontract" means a binding legal relationship involving performance of a contract that is part of a prime contract.
20. "Subcontractor" means a third party that is engaged by the prime Contractor to perform under a subcontract all or part of the work included in an original contract.

21. "Substantial Completion" means the determination by the City that the Project, in whole or in part, is ready for the use intended, which ordinarily shall mean the date on which the Project receives, or is eligible to receive any Certificate of Occupancy for any portion of the Project.

II. Purpose: Construction Jobs, Business Contracting, Permanent Jobs

The City wishes to assure continuing employment opportunities for City residents, particularly residents who are Minorities, and business opportunities for Local Businesses, especially Minority and Women Owned Local Businesses, with employers located in or relocating to the City who are the Recipients of Economic Incentives. The City has determined to accomplish that goal by requiring the Recipient of an Economic Incentive to act in Good Faith, as defined herein, and discharge its obligations under this Agreement. To the extent mandated by State and Federal law and so long as the Entity discharges its Good Faith obligations under this agreement, the City acknowledges that the Recipient and its contractors are free to hire whomever they choose.

Because this project is not subject to the terms of a Project Labor Agreement during construction, this agreement shall apply to all Construction Jobs, Business Contracts and non-construction Permanent Jobs. Recipients are also required to notify any commercial tenants of employment services available from the City.

III. Recipient Designee:

The Recipient shall designate a principal officer of its firm to be responsible for administering the agreement detailed herein and to report to and confer with the City in order to discharge its Good Faith obligations as defined in this agreement. This officer should be designated as the Project Employment & Contracting Officer.

The Recipient shall send a letter designating its "Project Employment & Contracting Compliance Officer" to the Project Employment & Contracting Coordinator prior to any preconstruction meetings. An example of this letter can be found in Appendix 1. This Officer should also be present for all preconstruction meetings.

The Recipient should send a letter regarding the "Project Employment & Contracting Compliance Officer" to the employees of the Recipient's company. An example of this letter can be found in Appendix 2.

IV. Term:

This agreement shall be in effect for a period co-terminus with the effective period of the tax exemption [the Economic Incentive]. Thus, it will commence on the date the City Council adopted Ordinance _____, approving the tax exemption and terminate 5 years from the date of Substantial Completion of the Project.

V. Good Faith Goals:

In the event the Recipient is able to demonstrate that its work force already meets the goals set forth below or is able to meet such goals during the term of this agreement, the Recipient shall only be required to submit the periodic certified manning and certified payroll reports described below to confirm ongoing compliance. All other Recipients must comply with the following Good Faith goals.

1. **Employment (Construction and Permanent Jobs):** The Recipient shall make a Good Faith effort to achieve the goal of a work force representing fifty-one (51%) percent City residents, fifty-one (51%) percent of whom are residents who are Minorities and, in Non-Traditional Jobs, six point nine (6.9%) percent of whom are residents who are women, it being understood that one employee may satisfy more than one category.
2. **Business Contracting:** The Recipient shall make a Good Faith effort to achieve the goal of awarding twenty (20%) percent of the dollar amount of its contracts to Local Businesses, fifty-one (51%) percent of which shall be Minority or Women Owned Local Businesses. If fifty-one (51%) percent of Minority or Women Owned Local Businesses cannot be obtained, that percentage of contracts must still be applied to local vendors.

VI. Good Faith Defined. Construction Jobs:

1. **Construction Jobs:** Good Faith shall mean compliance with all of the following conditions:

A. Initial Manning Report:

- i) Prior to the commencement of their work on the Project, each Contractor /Subcontractor shall prepare an Initial Manning Report.
- ii) The Initial Manning Report should contain an estimate of the total hours in each construction trade or craft and the number of hours to be worked by City residents, including a list of the number of minority residents and women residents that will work in each trade or craft, including the work hours to be performed by such employees of any and all Contractors and Subcontractors. Attached hereto as Appendix B is the Recipient's Initial Manning Report.
- iii) The Initial Manning Report shall be filed with the Project Employment and Contracting Monitor, who must accept said Report prior to the Recipient entering into any construction contract. An example of this acceptance letter is given in Appendix C.

B. Developer's Contracting Obligations

- i) Once the developer submits the project's initial manning report, he/she must forward a letter with requests for quotation or bid to Mayor Steven M. Fulop's Office of Diversity and Inclusion for local and minority vendors for any construction or building operating goods, services and sub-contracting opportunities. An example of this letter is given in Appendix D.

- ii) The developer shall make a good faith effort to contact those businesses and individuals who submit bids. This effort must be documented by letter, which will be sent to Mayor Steven M. Fulop's Office of Diversity and Inclusion at DEO under the Department of Administration. An example of this letter can be found in Appendix D2.

C. Contractor's/Subcontractor's Compliance Statement

Prior to commencement of their work on the Project, each Contractor or Subcontractor must agree in writing to comply with this agreement and the employment goals elaborated herein. An example of this Compliance Statement can be found in Appendix E.

D. Union Statement of Using Its Best Efforts

- i) Prior to commencement of their work on the Project, the contractor/subcontractor must submit a statement expressing its adherence to the Project Employment & Contracting Agreement to each union with which he/she has a collective bargaining agreement covering workers to be employed on the project.
- ii) The Compliance Statement shall include a union statement for the particular union to sign, which claims the union will use its best efforts to comply with the employment goals articulated in the Project Employment & Contracting agreement. This compliance statement is detailed in Appendix F. A copy of the signed compliance statement must be sent to the Project Employment & Contracting Monitor in DEO under the Department of Administration before work starts in order for a developer to be in compliance.
- iii) The Recipient will require the Contractor or Subcontractor to promptly notify the City of any refusal or failure of a union to sign the statement. If a particular union refuses to sign a statement, the Recipient will document its efforts to obtain such statement and the reasons given by the union for not signing such statement, and submit such documentation to the Project Employment & Contracting Monitor in DEO under the Department of Administration.

E. Sub-Contractors

The developer shall require that each prime contractor be responsible for the compliance of his/her subcontractors with the aforementioned Project Employment & Contracting requirements during the performance of the contract. Whenever the contractor sub-contracts a portion of the work on the project, the contractor shall bind the subcontractor to the obligations contained in these supplemental conditions to the full extent as if he/she were the contractor.

F. Union Apprentices

The contractor is responsible for assuring that resident and minority apprentices account for at least fifty (50%) percent of the total hours worked by union apprentices on the job in each

trade listed in which apprentices are employed, according to the apprentice-to-journey-worker ratio contained in the collective bargaining agreement between the various unions, and shall hold each of his/her subcontractors to this requirement. The Recipient will require the contractor or subcontractor to promptly notify the City of any refusal of a union to utilize resident and minority apprentices.

G. Monthly Manning Report

- i) The Recipient will cause the Contractor to complete and submit Monthly Project Manning Reports to the Project Employment & Contracting Monitor in DEO under the Department of Administration by the seventh day of the month following the month during which the work is performed, for the duration of the contract.
- ii) The report will accurately reflect the total hours in each construction trade or craft and the number of hours worked by City residents, including a list of the number of minority resident and women resident workers in each trade or craft, and will list separately the work hours performed by such employees of the Contractor and each of its Subcontractors during the previous month. The Monthly Manning Report shall be in the form attached hereto as Appendix G.
- iii) The Recipient is responsible for maintaining or causing the Contractor to maintain records supporting the reported work hours of its Contractors or Subcontractors.

H. Monthly Certified Payroll Report

- i) The Recipient will cause the Contractor to furnish the Project Employment & Contracting Monitor with copies of its weekly Certified Payroll reports. The reports will specify the residence, gender and ethnic/racial origin of each worker, work hours and rate of pay and benefits provided. The Certified Payroll report shall be in the form attached hereto as Appendix H.
- ii) Payroll reports must be submitted on a monthly basis with the Monthly Manning Report or the Recipient is no longer in compliance.

I. Equal Employment Opportunity Reports

Prior to commencement of work on the Project, the Recipient will request copies of the most recent Local Union Report (EEO-3) and Apprenticeship Information Report (EEO-2) which are required to be filed with the US Commission of Equal Employment Opportunity Commission by the collective bargaining unit. These reports will be forwarded to the Project Employment & Contracting Monitor within one month of the signing of the Project Employment & Contracting Agreement.

J. Other Reports

In addition to the above reports, the Recipient shall furnish such reports or other documents to the City as the City may request from time to time in order to carry out the purposes of this agreement.

K. Records Access

The Recipient will insure that the City will have reasonable access to all records and files reasonably necessary to confirm the accuracy of the information provided in the reports.

L. Work Site Access For Monitor

- i) The City will physically monitor the work sites subject to this agreement to verify the accuracy of the monthly reports. Each work site will be physically monitored approximately once every two weeks, and more frequently if it is deemed reasonably necessary by the City. The City's findings shall be recorded in a "Site Visit Report." An example of a bi-weekly site visit report can be found in Appendix I.
- ii) The Recipient shall require the Contractor and Sub-contractor to cooperate with the City's site monitoring activities and inform the City as to the dates they are working at the Project site. This includes specifically instructing the on-site construction manager about the monitoring process, and informing him/her that the monitor will contact him/her to set up an initial meeting. In the case of projects with multiple locations, the Recipient shall inform the City of the dates they are working at each site location(s) where they are working, in order to facilitate the monitoring.

VII. Good Faith Defined. Permanent Jobs:

1. **Permanent Jobs:** Good Faith shall mean compliance with all of the following conditions:

A. Pre-hiring Job Awareness: At least eight (8) months prior to the hiring of a Recipient's permanent workforce, the Project Employment & Contracting officer for the Recipient will meet with the Coordinator, including the director of JCETP to discuss how the Recipient plans to hire its permanent workforce. The following issues should be covered in this meeting:

- i) whether subcontractors will be used in the hiring process.
- ii) the specific types of jobs that need to be filled.
- iii) the qualifications needed for these particular jobs.
- iv) possible training programs offered by the permanent employer.
- v) the Recipient's goals and how it plans to meet these goals.
- vi) any other issues which need to be addressed.

- B. Subcontractor Notification: If the Recipient decides to subcontract any portion or all of its permanent workforce, then the Recipient must receive a signed acknowledgment from the subcontracting party that it will abide by the Project Employment & Contracting Agreement before said subcontractor begins staffing permanent employees. The Recipient must forward a copy of the signed acknowledgment to the Project Employment & Contracting Monitor. An example of this signed acknowledgment can be found in Appendix 3.
- C. Subcontractor Pre-Hiring Job Awareness Meeting: Each subcontractor hired to staff permanent job positions must appoint a Project Employment & Contracting Officer to meet with the head of the Registry to discuss the same issues presented above in VI 1.A.(i)-(vi) and notify the City.
- D. Subcontractors of Subcontractors: Subcontractors of subcontractors are subject to the same requirements for the initial subcontractors.
- E. Documentation of Hiring Plan: Once the Pre-Hiring Job Awareness Meeting has taken place, the Recipient must put together a document with goals and totals for future permanent employment needs. This plan should summarize all that was discussed in the Pre-Hiring Awareness Meeting, list estimates for manpower needs, set residential and minority employment goals commensurate with the Project Employment & Contracting Agreement, and show how the Recipient plans to meet these goals. An example of this plan is found in Appendix 4.
- F. Pre-Hiring Notification: At least ten (10) working days prior to advertising for any employees, the Recipient or the Recipient's subcontractor shall provide the DEO and the JCEPT with a written notice, which shall state the job title, job description and minimum qualifications, rate of pay, hours of work and the hiring date for each position to be filled, in qualitative and objective terms which will enable the referral of qualified applicants to the Recipient.
- G. Advertisement: At the request of the City, or because the City does not have qualified applicants to refer to the Recipient, the Recipient will place an advertisement for the jobs in a newspaper which is regularly published in Jersey City. The Recipient must furnish the DEO with a copy of this advertisement.
- H. Pre-Hiring Interview: The Recipient shall interview any qualified applicants referred to it pursuant to the agreement. In the event advertisement is required, the Recipient agrees to interview any qualified persons responding to the advertisement.
- I. Monthly Employment Reports: The Recipient will submit written employment reports to the Project Employment & Contracting Monitor in the form to be provided by the City. The report will be submitted on the 1st day of every month. It will describe each job and state whether the job was filled or held by a City resident, minority resident or woman resident and date of hire. The report will explain in writing the reasons why any qualified referred applicant (or in the event advertisement is required, any qualified person

responding to the advertisement) was not hired and the reason therefore. The form of this report shall be in substantially the form found in Appendix 5, subject to such revision as the City deems appropriate and reasonable. Monthly reports may be extended to semi-annually reports once the initial workforce is hired.

- J. Record Access: The Recipient shall provide the City with reasonable access to all files and records including payroll and personnel information reasonably necessary to confirm the accuracy of the information set forth in the semi-annual reports.
- K. Work Place Access: The Recipient shall provide the City with reasonable access to the site to physically monitor the work site to verify the accuracy of the information set forth in the any reports.
- L. Other Reports, Documents: In addition to the above reports, the Recipient shall furnish such reports or other documents that the City may request from time to time in order to implement the purposes of this agreement.
- M. Incorporation of Agreement: The Recipient shall incorporate the provisions of this Agreement in all contracts, agreements and purchase orders for labor with any service, maintenance, security or management agent or Contractor engaged by the Recipient whose personnel will be assigned to the Recipient project.

VIII. Good Faith Defined. Business Contracts

- A. Good Faith shall mean compliance with all of the following conditions:

- i) Solicitation of Businesses:

- a) One month before the solicitation for any goods or services, the Recipient must forward a letter with a description of the goods or services to the Project Employment and Contracting Coordinator;
- b) The Recipient shall provide the City with a written Purchasing Report every month. The form of this report shall be in substantially the form found in Appendix 6.
- c) Pre-Hiring Notification: At least ten (10) working days prior to advertising for any employees, the Recipient or the Recipient's subcontractor shall provide the DEO and the JCEPT with a written notice, which shall state the job title, job description and minimum qualifications, rate of pay, hours of work and the hiring date for each position to be filled, in qualitative and objective terms which will enable the referral of qualified applicants to the Recipient.
- d) Advertisement: At the request of the City, or because the City does not have qualified applicants to refer to the Recipient, the Recipient will place an advertisement for the jobs in a newspaper which is regularly published in Jersey City. The Recipient must furnish the DEO with a copy of this advertisement.

- e) Pre-Hiring Interview: The Recipient shall interview any qualified applicants referred to it pursuant to the agreement. In the event advertisement is required, the Recipient agrees to interview any qualified persons responding to the advertisement.
 - f) Monthly Employment Reports: The Recipient will submit written employment reports to the Project Employment & Contracting Monitor in the form to be provided by the City. The report will be submitted on the 1st day of every month. It will describe each job and state whether the job was filled or held by a City resident, minority resident or woman resident and date of hire. The report will explain in writing the reasons why any qualified referred applicant (or in the event advertisement is required, any qualified person responding to the advertisement) was not hired and the reason therefore. The form of this report shall be in substantially the form found in Appendix 5, subject to such revision as the City deems appropriate and reasonable. Monthly reports may be extended to semi-annually reports once the initial workforce is hired.
 - g) Record Access: The Recipient shall provide the City with reasonable access to all files and records including payroll and personnel information reasonably necessary to confirm the accuracy of the information set forth in the semi-annual reports.
 - h) Work Place Access: The Recipient shall provide the City with reasonable access to the site to physically monitor the work site to verify the accuracy of the information set forth in the any reports.
 - i) Other Reports, Documents: In addition to the above reports, the Recipient shall furnish such reports or other documents that the City may request from time to time in order to implement the purposes of this agreement.
 - j) Incorporation of Agreement: The Recipient shall incorporate the provisions of this Agreement in all contracts, agreements and purchase orders for labor with any service, maintenance, security or management agent or Contractor engaged by the Recipient whose personnel will be assigned to the Recipient project.
- B. The Recipient pledges not to use local and local minority vendors solely as conduits for vendors that are not local and minority owned. Any discovery by Project Employment and Contracting Monitor of a Recipient, using the masthead of a local or minority owned business as a way to get credit for local or minority employment when it should not, will immediately subject the Recipient to the penalties listed in Section VIII (d) below.

IX. Good Faith Defined. Commercial Tenants at the Project Site

Good Faith shall mean compliance with all of the following conditions:

- A. The Recipient shall send all tenants of commercial space, including retail space, within the Project Site a Tenant Employment Services Guide in the form attached as Appendix 7.
- B. The Recipient shall require tenants of commercial, including any retail space to complete an annual questionnaire concerning the composition of the work force of each tenant. The completed questionnaire be submitted to the Project Employment & Contracting Monitor. The questionnaire shall be in the form attached as Appendix 8.
- C. The Recipient will send the results of its solicitation to the Project Employment & Contracting Monitor no later than December 1st of each year.

X. Notices of Violation:

- 1. Advisory Notice: The City will issue a written Advisory Notice to the Recipient if there is non-compliance with a Good Faith requirement as defined in this agreement. The Advisory Notice shall explain in sufficient detail the basis of the alleged violation. The Recipient shall have seven (7) days to correct the violation.
- 2. Violation Notice: If the alleged violation set forth in the Advisory Notice has not been corrected to the satisfaction of the City the City shall issue a Violation Notice to the Recipient. The Violation Notice shall explain in sufficient detail the basis of the alleged, continuing violation. The Recipient will have three (3) working days to correct the violation.
- 3. Correcting the Violation: Either or both the Advisory Notice or the Violation Notice may be considered corrected if the Recipient satisfies the requirements of this agreement and so advises the City in writing, subject to confirmation by the City.
- 4. Extension of Time to Correction: Either the Advisory Notice or the Violation Notice may be held in abeyance and the time for correction extended if the Recipient enters into satisfactory written agreement with the City for corrective action which is designed to achieve compliance. If Recipient fails to abide by the terms of such agreement the violation will be considered not corrected.

If the City determines that the Recipient is in violation after the expiration of the cure periods, the Recipient agrees that the City shall be entitled to the liquidated damages provided below.

XI. Liquidated Damages:

- 1. While reserving any other remedies the City may have at law or equity for a material breach of the above terms and conditions, the parties agree that damages for violations of this agreement by the Recipient cannot be calculated within any reasonable degree of mathematical certainty. Therefore, the parties agree that upon the occurrence of a material breach of any of the above terms and conditions and after notice and expiration

of any cure period, the City will be entitled to liquidated damages from the Recipient in the following amounts:

- A. Failure to file Initial Manning Report (Construction Jobs) or Pre-Hiring Notification (Permanent Jobs) or Pre-Contracting Notification (Business Contracts): an amount equal to five percent (5%) increase in the estimated annual service charge as set forth in the Financial Agreement for each quarter or part thereof that the Recipient is non-compliant.
- B. Failure to conduct Pre-hiring Interviews or submit Compliance Statement (Submit description of goods or services, (Business Contracting): an amount equal to three (3%) percent of the estimated annual service charge as set forth in the Financial Agreement for each quarter or part thereof that the Recipient is non compliant.
2. Failure to allow record or work place access or submit any other required reports (all categories): an amount equal to three (3%) percent increase service charge as set forth in the Financial Agreement for each quarter or part thereof that the Recipient is non compliant.
3. The use of the local or local minority business' masthead for labor or work supplied by a non local or local minority vendor: An amount equal to ten (10%) service charge as set forth in the Financial Agreement for each quarter or part thereof, the Recipient is non compliant.

XII. Notices

Any notice required hereunder to be sent by either party to the other, shall be sent by certified mail, return receipt requested, addressed as follows:

1. When sent by the City to the Recipient it shall be addressed to:

323 Pine Acquisition, LLC
176 E. 71ST Street, Apt #PH-B
New York, NY 10012

With a copy to:

and Connell Foley, LLP
185 Hudson Street
Harborside Financial Center
Plaza 5 Suite 2510
Jersey City, New Jersey 07311

2. When sent by the Recipient to the City, it shall be addressed to:

City of Jersey City
Office of Tax Abatement Compliance
15 East Linden Avenue, Suite 200

Jersey City, New Jersey 07305
Att: Office Director

and

Director of Jersey City Employment and Training Program, Inc
895 Bergen Avenue - 2nd Floor
Jersey City, New Jersey 07306
Att: Executive Director

with separate copies to the Mayor and the Business Administrator.

XIII. Appendix

These forms are examples only and shall be in substantially the form on file in the Division of Economic Opportunity, subject to modifications from time to time by the City as necessary or appropriate.

1. Letter designating Recipient's Project Employment & Contracting Officer
2. Letter from Recipient to Employees of Recipient's Company
3. Acknowledgment of PECA compliance of Subcontractor
4. Example of Hiring Plan
5. Example of Monthly Employment Report
6. Example of Monthly Purchasing Report
7. Tenant Employment Services Guide
8. Commercial Retail Annual Questionnaire

XIV. Adoption, Approval, Modification:

This agreement shall take effect on the date that the Economic Incentive is approved by the Municipal Council.

XII. Controlling Regulations and Laws:

To the extent required by State and Federal Law and so long as the Entity discharges its Good Faith obligations under this agreement, the City agrees and acknowledges that the Recipient and its contractors are free to hire whomever they choose. If this agreement conflicts with any collective bargaining agreement, the City agrees to defer to such agreements so long as the Recipient provides the City with a copy of the offending provision in the collective bargaining agreement.

In the event there are any conflicts between this Agreement and any Project Labor Agreement, then as it pertains to construction jobs covered by the PLA, the Project Labor Agreement shall govern. Wherever possible, this Agreement shall be interpreted consistently with the Project Labor Agreement.

ATTEST:

CITY OF JERSEY CITY

Robert Byrne
City Clerk

Robert J. Kakoleski
Business Administrator

WITNESS:

323 PINE ACQUISITION, LLC

Managing Member

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-139
TITLE: 3.F SEP 27 2017 4.F OCT 11 2017

Ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 17505, Lot 4.01, on the City's tax map and more commonly known by the street address of 323-325 Pine Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017 7-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

Mike Kulowski
Charles Harrington

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
Adopted on second and final reading after hearing on OCT 11 2017

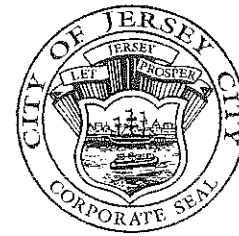
This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 11 2017
Robert Byrne, City Clerk

*Amendment(s):

APPROVED: [Signature]
Rolando R. Lavarro, Jr., Council President
Date OCT 11 2017

APPROVED: [Signature]
Steven M. Fulop, Mayor
Date OCT 12 2017
Date to Mayor OCT 12 2017

City Clerk File No. Ord. 17-140
Agenda No. 3.6 1st Reading
Agenda No. 4.6 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-140

TITLE: AN ORDINANCE GRANTING PERMISSION TO USMAN KHAN, HIS SUCCESSORS AND ASSIGNS, TO ALLOW AN ENCROACHMENT ALONG THE SOUTH SIDE OF EMERSON AVENUE, AND THE EAST SIDE OF SIP AVENUE, FOR A FENCE AS SET FORTH WITHIN THE PROPOSED FRANCHISE AREA ADJOINING 24 EMERSON AVENUE, A/K/A LOTS 31, BLOCK 11901.

WHEREAS, the Mohammed Khan Lodhi (herein the "Petitioner") as the owner of the parcel of property set forth herein, has filed a Petition with the Municipal Council of the City of Jersey City, requesting a franchise within the Franchise Area shown on the survey prepared by Behar Surveyors said Petition, plan survey, and legal description of the Franchise Area being on file in the office of the Clerk of the City of Jersey City; and

WHEREAS, the Petitioner has constructed a residential building located at 24 Emerson Avenue, including a fenced-in area that will encroach upon the City's right of way; and

WHEREAS, the fence is required along the east side of Sip Avenue for safety and to protect the building; and

WHEREAS, the Petitioner has represented that the fenced-in area has been present for over forty years and is consistent with the other properties on the street; and

WHEREAS, the public interest will be served by this Franchise as it will advance the public safety, convenience, welfare; and

WHEREAS, after due notice was given in accordance with the statute, a public hearing was held on the Petition filed by the Petitioner, to install the fence upon the Franchise Area as previously described herein; and

WHEREAS, the Petitioner has made application to the Municipal Council of the City of Jersey City;

NOW THEREFORE BE IT ORDAINED by the Municipal Council of the City of Jersey City:

SECTION 1: all "WHEREAS" clauses are acknowledged and confirmed as if set forth herein at length.

SECTION 2: Permission is granted to Petitioner, its heirs, successors, and assigns, to erect a fence along the east side of Sip Avenue for the purpose of safety to and from the building located at 24 Emerson Avenue, within the Franchise Area described in the metes and bounds description attached hereto as Exhibit A.

SECTION 3: All of the work involved in the installation of the fence shall be done under the supervision of the proper departments of the City of Jersey City. All work herein shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction.

SECTION 4: This Ordinance shall remain in full force and effect for a period of twenty (20) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be cancelled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioners one year prior to date of cancellation.

SECTION 5: This Franchise Ordinance shall be subject to the following conditions:

- (a) An easement upon the Franchise Area is hereby reserved for the benefit of the City of Jersey City and all public utility companies for the purpose of operating, existing water, sewer, or utility lines together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or in any way relating to the City of Jersey City's or public utility companies use or operation of water, sewer, or utility lines.
- (b) No building or structure of any kind may be constructed over the water, sewer or other utilities within the area subject to this Franchise without the consent of the Chief Engineer of the City of Jersey City.

SECTION 6: Only with prior written consent and approval by the Municipal Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION 7: In accepting the privileges under this Ordinance and the installation, maintenance and use hereby authorized Mohammed Khan Lodhi, his successors and assigns, hereby agree to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such installation, maintenance and use (except such injury or damages which are caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. Mohammed Khan Lodi, his successor and assigns, shall maintain in effect, during the term of this Franchise, general liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this Franchise. A Certificate of Insurance in the amount of \$2,000,000.00 in General Liability Insurance or in such amount and type as the City's Risk Manager may reasonably require from time to time, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION 8: After construction, there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic and vehicular traffic. The Petitioner, and its successors and assigns, shall maintain all improvements installed by it for the entire term of the Franchise at no cost or expense to the City of Jersey City.

SECTION 9: This Ordinance shall not become effective unless an acceptance hereof in writing shall be filed by the Petitioner.

SECTION 10: In the event that the Petition shall not file with the City of Jersey City its acceptance, in writing, of the provisions of this Ordinance within thirty (30) days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION 11: For the Franchise herein granted, the Petitioner shall pay annually to the City of Jersey City, the sum of One Dollar (\$1.00) which payment shall be made in advance to the City Treasurer at his/her office at City Hall on the first day of January of each year after this Ordinance becomes effective and remains in force.

SECTION 12: All Ordinances and parts of ordinances inconsistent herewith are hereby repealed.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

APPROVED AS TO LEGAL FORM

Corporation CounselCertification Required ☐Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

PETITION

Mohammed Khan Lodhi, hereinafter referred to as "Petitioner", hereby petition the Municipal Council of the City of Jersey City for permission to allow an encroachment along the city right of way on the south side of Emerson Avenue and east side of Sip Avenue to erect a fence.

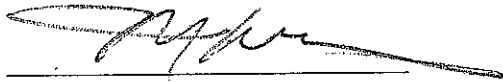
WHEREAS: Petitioner is erecting a fence on Block: 1629 Lots: 193 and 194 aka 24 Emerson Avenue in the City of Jersey City; and

WHEREAS: the existing property has a fenced in area on the east side of Sip Avenue which has been there for over forty years and is used for public safety and to protect the building at 24 Emerson Avenue; and

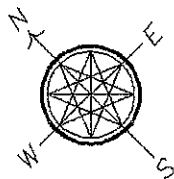
WHEREAS: The fence will encroach upon the City's right of way along the east side of Sip Avenue.; and

WHEREAS: The public interest will be served in that it will advance the public safety, convenience, and welfare.

NOW THEREFORE: Petitioner requests the Municipal Council to grant said Franchise.



Mohammed Khan Lodhi



BEHAR SURVEYING ASSOCIATES, P.C.

Professional Land Surveying and Planning

61 Locust Lane, East Rutherford, NJ 07073

Phone: 973-778-0010

Fax: 973-778-0027

<http://www.beharsurveying.com>

24 Emerson Avenue

Tax Block 11901, Lot 35

City of Jersey City

Hudson County, New Jersey

Beginning at a point on the corner formed by the intersection of the southeasterly line of Emerson Avenue (80' Wide Right-of-Way), and the northeasterly line of Sip Avenue (80' Wide Right-of-Way), running thence;

1. N 47°18'12" E 25.22', along the said line of Emerson Avenue to a point, thence;
2. S 50°15'00" E 112.34', leaving the said line of Emerson Avenue to a point, thence;
3. S 39°45'00" W 25.00', to a point on the said northeasterly line of Sip Avenue, thence;
4. N 50°15'00" W 115.65', along the said line of Sip Avenue to the point and place of beginning.

Subject to a franchise easement as described:

Beginning at a point on the corner formed by the intersection of the southeasterly line of Emerson Avenue (80' Wide Right-of-Way), and the northeasterly line of Sip Avenue (80' Wide Right-of-Way), running thence;

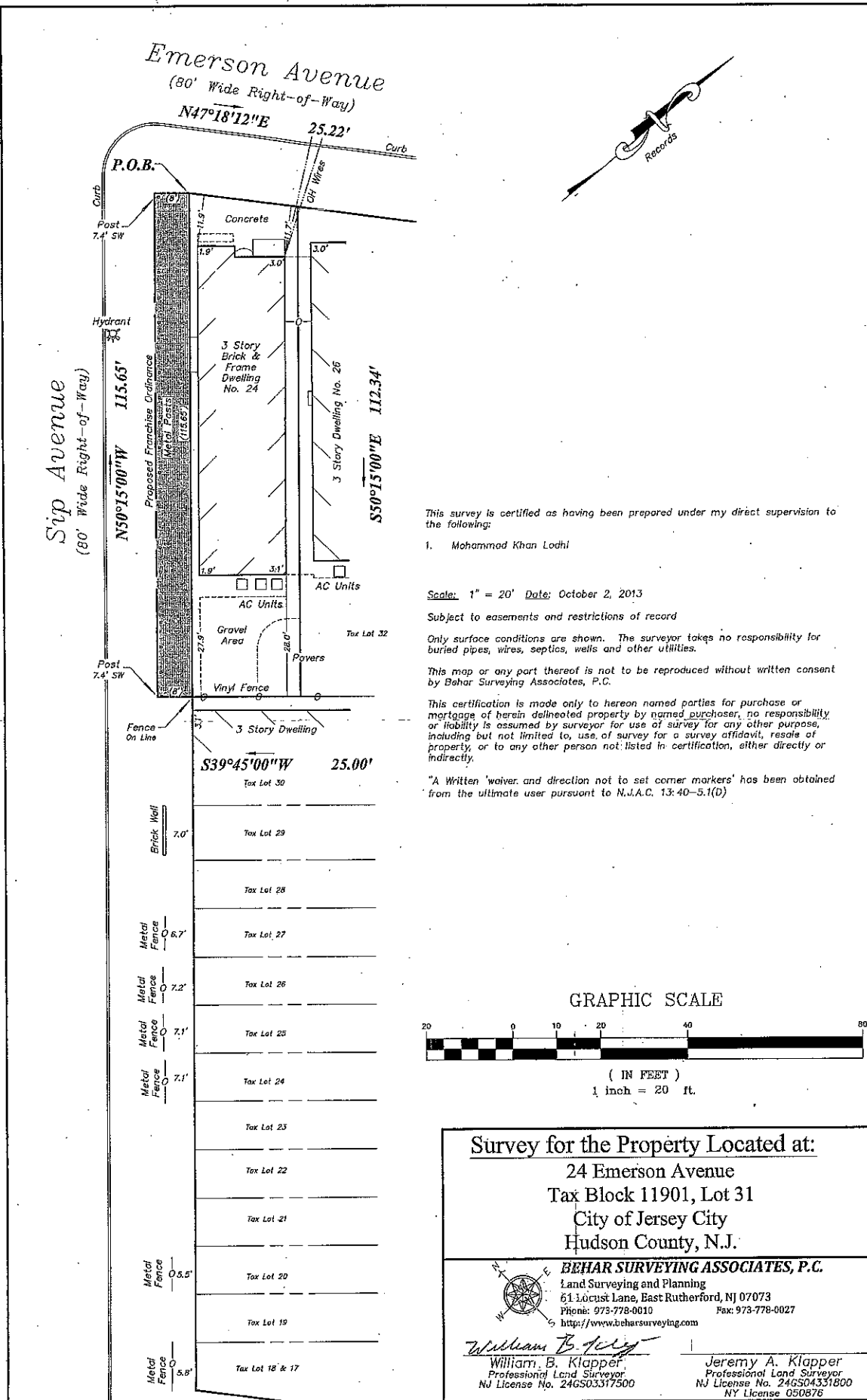
1. S 50°15'00" E 115.65', along the said northeasterly line of Sip Avenue to a point, thence;
2. S 39°45'00" W 8.00', leaving the said line of Sip Avenue running inside the Right-of-Way of Sip Avenue to a point, thence;
3. N 50°15'00" W 115.65', to a point, thence;
4. N 39°45'00" E 8.00', to the point and place of beginning.

In accordance with a survey prepared by Behar Surveying Associates, PC dated November 8, 2013.

William B. Klapper

Professional Land Surveyor 24GS03317500

File Number A11205



Title Number:

Work Order Number: A11205

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-140
TITLE: 3.G SEP 27 2017 4.G OCT 11 2017

An ordinance granting permission to Usman Khan, his successors and assigns, to allow an encroachment along the south side of Emerson Avenue, and the east side of Sip Avenue, for a fence as set forth within the proposed franchise area adjoining 24 Emerson Avenue, a/k/a Lots 31, Block 11901.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 27 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 11 2017 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>WATTERMEN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Mike Kulowski

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____				& adopted							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMEN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 11 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 27 2017
Adopted on second and final reading after hearing on OCT 11 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 11 2017
Robert Byrne, City Clerk

*Amendment(s):

APPROVED: [Signature]
Rolando R. Lavarro, Jr., Council President

Date OCT 11 2017

APPROVED: [Signature]
Steven M. Fulop, Mayor

Date OCT 12 2017

Date to Mayor OCT 12 2017